

COMMITTEE REPORT



Date: August 14, 2025
To: Agricultural Advisory Committee
From: Development Planning Department
Address: 2190 Cooper Road
File No.: A25-0006
Zone: A1 - Agriculture

1.0 Purpose

To consider an application to the Agricultural Land Commission (ALC) for a non-farm use to allow a seasonal food truck on the subject property.

2.0 Development Planning

The subject property is 10.7 ha (26.44 acres) and is located on Cooper Road, at the intersection with Benvoulin Road. It is an active fruit and vegetable farm, growing strawberries, corn, cantaloupe, watermelons, peaches, plums, apricots, tomatoes, onions, carrots, and broccoli. The applicant also operates a corn-maze, hay rides, pumpkin patch, and other agri-tourism attractions on the property. In 2022, the applicant constructed a building near the Cooper/Benvoulin intersection to sell fruit and vegetables from the subject property and another 5.8 ha (14.337 acre) property at 2255 Scenic Road owned by the applicant.

As a complementary addition to the farm retail sales of fruit and vegetables, and the agri-tourism activity, the applicant is proposing to have a food truck operate on the property. The food truck would operate seasonally (April 1st to October 31st). The food truck would be located on a portion of the property that the applicant previously used for farm retail sales, prior to the construction of the new building, in an area that is not used for agricultural purposes.

When considering non-farm use applications, Official Community Plan policy provides support only where the proposed use meets the following criteria:

- i. Are consistent with the Zoning Bylaw and the 2040 OCP;
- ii. Provide significant benefits to local agriculture;
- iii. Do not require the extension of municipal services;
- iv. Will not utilize productive agricultural lands;
- v. Will not preclude future use of the lands for agriculture; and
- vi. Will not harm adjacent farm operations.

If the application is supported by Council and approved by the Agricultural Land Commission, a site-specific Text Amendment application would be required for the use of a food truck to comply with the Zoning Bylaw.

3.0 Subject Property & Background

3.1 Site Context

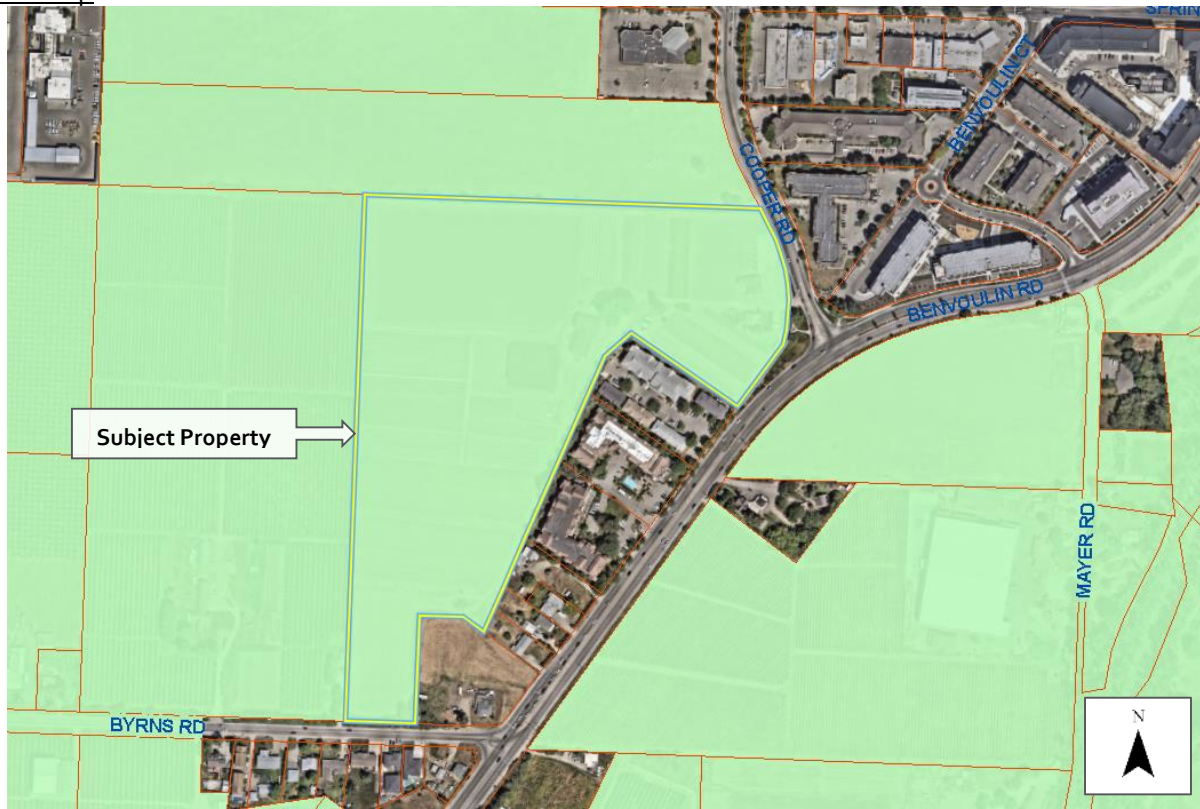
The subject property is on Cooper Road, at the intersection with Benvoulin Road. The surrounding area includes a mix of agricultural land, single detached dwellings, and apartment housing.

Orientation	Zoning	ALR	Land Use
North	A1 – Agriculture 1	Yes	Vacant
South	RU1 – Large Lot Housing	No	Single Detached Dwellings
East	A1 – Agriculture 1	Yes	Agriculture
	MF2 – Townhouse Housing	No	Townhouse & Apartment Housing
	RU1 – Large Lot Housing	No	Single Detached Dwellings
	RR1 – Large Lot Rural Residential	No	Single Detached Dwellings
West	UC3 – Midtown Urban Centre	No	Apartment Housing
	A1 – Agriculture 1	Yes	Agriculture

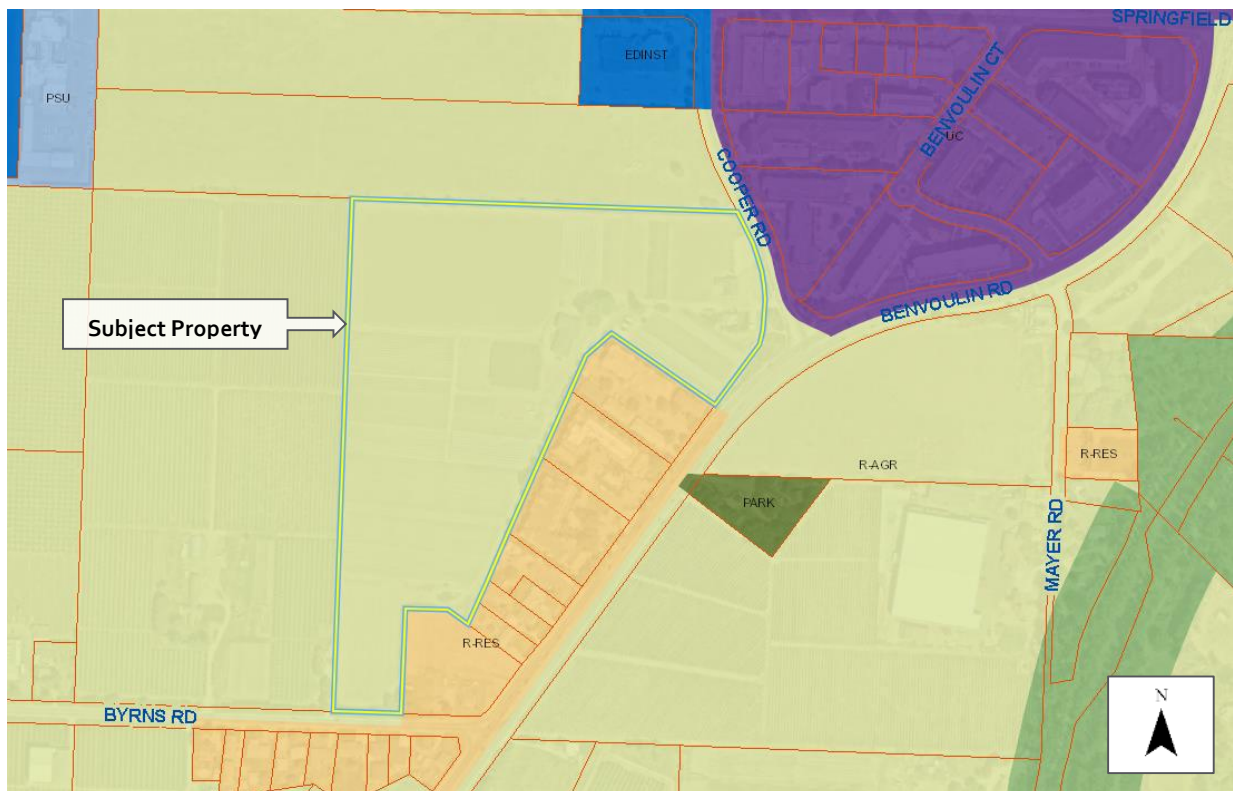
Subject Property Map



ALR Map



Future Land Use Map



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Objective 8.1 Protect and preserve agricultural land and its capability	
Policy 8.1.1 Protect Agricultural Land	Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development. Ensure that the primary use of agricultural land is agriculture, regardless of the parcel size.
	<i>A food truck is not an agricultural use, however it is intended to be complementary to agricultural uses occurring on the subject property.</i>
Policy 8.1.4 Urban Uses	Direct urban uses to lands within the Permanent Growth Boundary, to minimize development and speculative pressure on agricultural lands.
	<i>Food trucks are more commonly associated with urban areas, where they are accessible by pedestrians in the immediate area.</i>
Policy 8.1.6 Non-Farm Uses	Restrict non-farm uses that do not directly benefit agriculture, except where such non-farm uses are otherwise consistent with the goals, objectives, and other policies of this OCP. Support non-farm use only where approved by the ALC and where the proposed uses: <ul style="list-style-type: none">• Are consistent with the Zoning Bylaw and 2040 OCP;• Provide significant benefits to local agriculture;• Do not require the extensions of municipal services;• Will not utilize productive agricultural lands;• Will not preclude future use of lands for agriculture; and• Will not harm adjacent farm operations.
	<i>The use of a food truck on the parcel is not consistent with the Zoning Bylaw, but it would not utilize productive agricultural land or have a negative impact on the agricultural use on the subject or surrounding properties.</i>

Report prepared by: Mark Tanner, Planner Specialist
Reviewed by: Adam Cseke, Development Planning Manager
Approved for Inclusion: Nola Kilmartin, Development Planning Department Manager

Attachments:

Attachment A – ALC Application File No: 104429

Attachment B – Site Plan